



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION
FIRST MONTHLY MEETING
August 2, 2010
1008-PUD-10

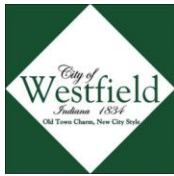
PETITION NUMBER:	1008-PUD-10	
APPROXIMATE ADDRESS:	14600 North Gray Road	
PETITIONER:	KRG Bridgewater LLC	
REPRESENTATIVE:	Joy Skidmore, KRG Bridgewater LLC	
REQUEST:	KRG Bridgewater, LLC requests an amendment to Section 14 of The Bridgewater PUD; modifying standards regarding wall signage for the Bridgewater Marketplace.	
CURRENT ZONING:	Bridgewater PUD	
STAFF REVIEWER:	Ryan Schafer	
ZONING HISTORY:		
	0607-PUD-08	Amended and Restated Bridgewater PUD Ordinance (Ord. 06-49) <i>Approved.</i>
	0908-PUD-04	Amendment to allow transitional health care uses (Ord. 09-17) <i>Approved.</i>
	1001-PUD-02	Amendment to development standards for Parcel M4 (Ord. 10-01) <i>Approved.</i>
	1004-PUD-05	Amended Section 14 of the Bridgewater PUD Ordinance to allow for monument sign modifications. <i>Approved.</i>
EXHIBITS:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. TAC Letter4. Petitioner's Proposal	

PETITION HISTORY

This petition was introduced at the July 12, 2010 City Council meeting. It will receive a public hearing at the August 2, 2010 Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

- Amendments to approved Planned Unit Development ("PUD") Districts are required to be considered at a public hearing. The public hearing for this petition will be held on August 2, 2010 at the APC meeting.
- The primary purpose of the First Monthly Meeting is to hold public hearings, for the Petitioner to comment on its petition, and for the APC members to ask questions and identify issues the Petitioner should address prior to the APC taking action on the petition. The APC may also take action on pending matters, including rezoning, ordinance amendments, and comprehensive plan amendments, at this meeting.
- Notice of the August 2, 2010 public hearing was provided in accordance with the APC Rules of Procedure.



- The recommendation from the APC to the City Council may be made at the August 16, 2010 APC meeting.

PROJECT DESCRIPTION

The subject property is approximately eight (8) acres in size and is located at 14600 North Gray Road (the “Property”). The proposal would modify three subsections of Section 14-C of The Bridgewater Planned Unit Development ordinance (the “PUD”) in order to increase the amount of wall signage allowed for the multi-tenant building located on the Property. The proposed amendments modification are summarized as follows:

- Section 14-C (1) (b) – Language added to allow tenants with 3,000 or more square feet of building space the ability to have wall signs at a 1:1 ratio (one square foot of signage for each linear foot of building frontage). This is consistent with the City’s standards for Center In-Line Tenants (WC 16.08.010-I (5)).
- Section 14-C (1) (c) – Language added to allow tenants with 3,000 or more square feet of building space to have no limitation on the height of letters, numbers, or graphics.
- Section 14-C (1) (g) - Language added to allow tenants with 3,000 or more square feet of building space to have no limitation on the height of applied letters.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Local Commercial. The existing use of the Property is consistent with the Comprehensive Plan.

Thoroughfare Plan-Feb 2007

The Thoroughfare Plan roadway classification map identifies Gray Road as a “Secondary Arterial” and 146th Street as “Primary Arterial 2”. This proposal would not affect these abutting roadways.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is not within or adjacent to an existing park or trail. The proposed amendment will not affect any current trail paths or parks.

Water & Sewer System-Aug 2005

The Property is currently served by water and sewer lines.

Annexation

The Property is within the corporate boundaries of the City of Westfield.



Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

INDIANA CODE

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan identifies the Property as Local Commercial. The development of this site is in conformance with the recommendations set forth in the Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

The Property is being used for commercial purposes, a few of the commercial out-lots nearest Gray Road are undeveloped. The Property is located in the Bridgewater PUD and is zoned for commercial use.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan established that Local Commercial development is appropriate for this area. The Bridgewater PUD allows for the existing commercial development.

4. The conservation of property values throughout the jurisdiction.

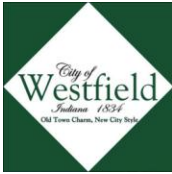
It is anticipated that the proposed amendment will have no impact on surrounding property values.

5. Responsible growth and development.

It is likely that proposed amendment will have a positive impact on the development of this commercial site. It is anticipated that the change in the sign area calculation will attract customers in the near-term and grow the development site in the long-term.

PROCESS REQUIREMENTS

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	07/02/10	-	Submitted
Fees	07/02/10	-	Paid
Legal Description	07/02/10	-	Submitted
Consent Form	NA	-	NA
PUD Ordinance Amendment	07/02/10	-	Submitted



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FIRST MONTHLY MEETING

August 2, 2010

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<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	06/15/10	Meeting Held
Notice - Sign on site	07/23/10	Posted
Notice – Newspaper	07/23/10	Published
Notice – Mail	07/23/10	Postmarked

STAFF COMMENTS

1. No action is required at this time.
2. This petition may receive a recommendation from the APC at the August 16, 2010 APC Meeting.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Schafer at 219.8876 or rschafer@westfield.in.gov

RAS